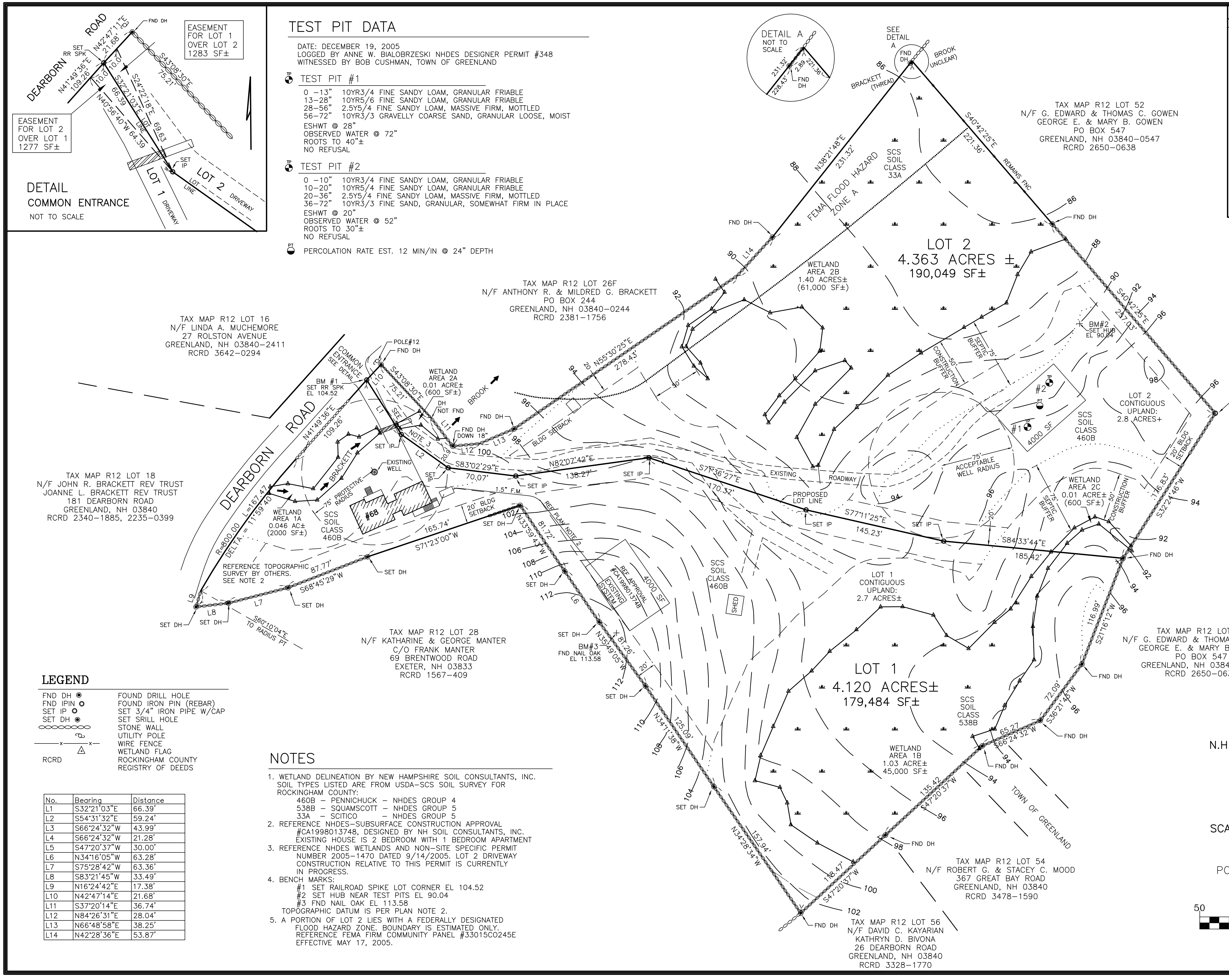
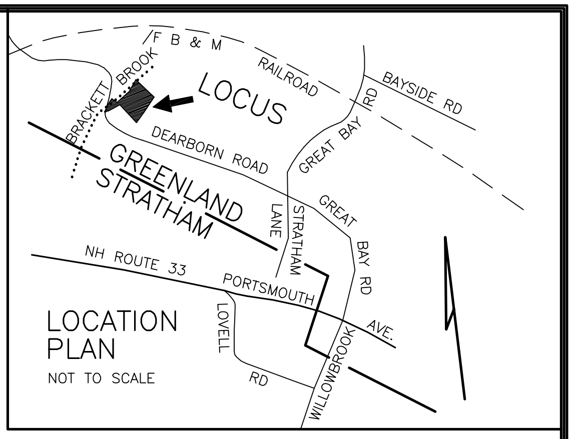

DEARBORN ROAD
SET RR SPK
N42°47'11"E 21.68'
N41°49'36"E 109.26'
FND DH
EASEMENT FOR LOT 1 OVER LOT 2 1283 SF±
EASEMENT FOR LOT 2 OVER LOT 1 1277 SF±
S43°08'30"E 75.21'
S24°22'18"E 69.63
S32°21'03"E 66.39
N40°56'40"W 64.39
10.0'
LOT LINE
SET IP
LOT 1 DRIVEWAY
LOT 2 DRIVEWAY
DETAIL
COMMON ENTRANCE
NOT TO SCALE
DETAIL A
NOT TO SCALE
SEE DETAIL A
BRACKETT (THREAD)
BROOK (UNCLEAR)
N38°21'48"E 231.32'
S40°42'25"E 221.36'
FEMA FLOOD HAZARD ZONE A
SCS SOIL CLASS 33A
REMAINS FNC
TAX MAP R12 LOT 52
N/F G. EDWARD & THOMAS C. GOWEN
GEORGE E. & MARY B. GOWEN
PO BOX 547
GREENLAND, NH 03840-0547
RCRD 2650-0638
LOT 2
4.363 ACRES ±
190,049 SF±
WETLAND AREA 2B
1.40 ACRES±
(61,000 SF±)
TAX MAP R12 LOT 26F
N/F ANTHONY R. & MILDRED G. BRACKETT
PO BOX 244
GREENLAND, NH 03840-0244
RCRD 2381-1756
TAX MAP R12 LOT 16
N/F LINDA A. MUCHEMORE
27 ROLSTON AVENUE
GREENLAND, NH 03840-2411
RCRD 3642-0294
N55°30'25"E 278.43'
COMMON ENTRANCE SEE DETAIL
POLE#12
FND DH
BM #1 SET RR SPK EL 104.52
WETLAND AREA 2A 0.01 ACRE± (600 SF±)
BROOK
DH NOT FND
FND DH DOWN 18"
BLDG SETBACK
NOTE 3
EXISTING WELL
75' PROTECTIVE RADIUS
BRACKETT
#68
S83°02'29"E 70.07'
N82°07'42"E 138.27'
S71°36'27"E 170.32'
EXISTING ROADWAY
PROPOSED LOT LINE
S77°11'25"E 145.23'
S84°33'44"E 185.42'
1.5" F.M.
20' BLDG SETBACK
BM#2 SET HUB EL 90.04
75' SEPTIC BUFFER
50' CONSTRUCTION BUFFER
4000 SF
75' ACCEPTABLE WELL RADIUS
SCS SOIL CLASS 460B
LOT 2 CONTIGUOUS UPLAND: 2.8 ACRES+
WETLAND AREA 2C 0.01 ACRE± (600 SF±)
S40°42'25"E 237.03'
S32°24'46"W 116.83'
FND IPIN
TAX MAP R12 LOT 18
N/F JOHN R. BRACKETT REV TRUST
JOANNE L. BRACKETT REV TRUST
181 DEARBORN ROAD
GREENLAND, NH 03840
RCRD 2340-1885, 2235-0399
R=800.00 L=167.47
DELTA=11°59'40"
WETLAND AREA 1A 0.046 AC± (2000 SF±)
SCS SOIL CLASS 460B
165.74'
S71°23'00"W
REFERENCE TOPOGRAPHIC SURVEY BY OTHERS. SEE NOTE 2
87.77'
S68°45'29"W
SET DH
S60°10'04"E TO RADIUS PT
REF. PLAN NOTE 2
N33°59'47"W 81.72'
REF. APPROVAL #CA1998013748 EXISTING SYSTEM
4000 SF
SCS SOIL CLASS 460B
SHED
BM#3 FND NAIL OAK EL 113.58
N35°49'05"W 87.26'
TAX MAP R12 LOT 28
N/F KATHARINE & GEORGE MANTER
C/O FRANK MANTER
69 BRENTWOOD ROAD
EXETER, NH 03833
RCRD 1567-409
LOT 1 CONTIGUOUS UPLAND: 2.7 ACRES±
LOT 1
4.120 ACRES±
179,484 SF±
SCS SOIL CLASS 538B
WETLAND AREA 1B 1.03 ACRE± 45,000 SF±
S21°16'12"W 116.99'
S36°21'46"W 72.09'
S66°24'32"W 65.27
S47°20'37"W 135.42
S47°20'37"W 118.47'
N34°11'38"W 125.09'
N34°28'34"W 157.94'
TOWN OF GREENLAND
TAX MAP R12 LOT 52
N/F G. EDWARD & THOMAS C. GOWEN
GEORGE E. & MARY B. GOWEN
PO BOX 547
GREENLAND, NH 03840-0547
RCRD 2650-0638
TAX MAP R12 LOT 54
N/F ROBERT G. & STACEY C. MOOD
367 GREAT BAY ROAD
GREENLAND, NH 03840
RCRD 3478-1590
TAX MAP R12 LOT 56
N/F DAVID C. KAYARIAN
KATHRYN D. BIVONA
26 DEARBORN ROAD
GREENLAND, NH 03840
RCRD 3328-1770
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14


B & M RAILROAD
BRACKETT BROOK
LOCUS
BAYSIDE RD
DEARBORN ROAD
GREAT BAY RD
GREENLAND
STRATHAM
STRATHAM LANE
NH ROUTE 33
PORTSMOUTH AVE.
LOVELL RD
WILLOWBROOK
LOCATION PLAN
NOT TO SCALE

TEST PIT DATA

DATE: DECEMBER 19, 2005
LOGGED BY ANNE W. BIALOBRZESKI NHDES DESIGNER PERMIT #348
WITNESSED BY BOB CUSHMAN, TOWN OF GREENLAND

TEST PIT #1

0 -13" 10YR3/4 FINE SANDY LOAM, GRANULAR FRIABLE
13-28" 10YR5/6 FINE SANDY LOAM, GRANULAR FRIABLE
28-56" 2.5Y5/4 FINE SANDY LOAM, MASSIVE FIRM, MOTTLED
56-72" 10YR3/3 GRAVELLY COARSE SAND, GRANULAR LOOSE, MOIST

ESHWT @ 28"
OBSERVED WATER @ 72"
ROOTS TO 40"±
NO REFUSAL

TEST PIT #2

0 -10" 10YR3/4 FINE SANDY LOAM, GRANULAR FRIABLE
10-20" 10YR5/4 FINE SANDY LOAM, GRANULAR FRIABLE
20-36" 2.5Y5/4 FINE SANDY LOAM, MASSIVE FIRM, MOTTLED
36-72" 10YR3/3 FINE SAND, GRANULAR, SOMEWHAT FIRM IN PLACE

ESHWT @ 20"
OBSERVED WATER @ 52"
ROOTS TO 30"±
NO REFUSAL

PERCOLATION RATE EST. 12 MIN/IN @ 24" DEPTH

RCRD PLAN D25435

STATE OF NEW HAMPSHIRE
STEVEN D. RIKER
12/28/05
No. 219
CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE
LICENSED LAND SURVEYOR
No. 752
ANNE W. BIALOBRZESKI
Anne W Bialobrzeski
12/27/05

OWNER OF RECORD:
BRUCE L. DEARBORN
68 DEARBORN ROAD
GREENLAND, NH 03840
DEED REFERENCE: RCRD 2277-1678
ZONING CLASS: RESIDENTIAL WITH WETLAND DISTRICT OVERLAY.
TAX MAP R12 LOT 27

LEGEND

FND DH ◉	FOUND DRILL HOLE
FND IPIN ◎	FOUND IRON PIN (REBAR)
SET IP ◎	SET 3/4" IRON PIPE W/CAP
SET DH ◉	SET SRILL HOLE
○○○○○○○○○	STONE WALL
	UTILITY POLE
——x——x——	WIRE FENCE
△	WETLAND FLAG
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS

No.	Bearing	Distance
L1	S32°21'03"E	66.39'
L2	S54°31'32"E	59.24'
L3	S66°24'32"W	43.99'
L4	S66°24'32"W	21.28'
L5	S47°20'37"W	30.00'
L6	N34°16'05"W	63.28'
L7	S75°28'42"W	63.36'
L8	S83°21'45"W	33.49'
L9	N16°24'42"E	17.38'
L10	N42°47'14"E	21.68'
L11	S37°20'14"E	36.74'
L12	N84°26'31"E	28.04'
L13	N66°48'58"E	38.25'
L14	N42°28'36"E	53.87'

NOTES

1. WETLAND DELINEATION BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. SOIL TYPES LISTED ARE FROM USDA-SCS SOIL SURVEY FOR ROCKINGHAM COUNTY:
   460B - PENNICHUCK - NHDES GROUP 4
   538B - SQUAMSCOTT - NHDES GROUP 5
   33A - SCITICO - NHDES GROUP 5
2. REFERENCE NHDES-SUBSURFACE CONSTRUCTION APPROVAL #CA1998013748, DESIGNED BY NH SOIL CONSULTANTS, INC. EXISTING HOUSE IS 2 BEDROOM WITH 1 BEDROOM APARTMENT
3. REFERENCE NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT NUMBER 2005-1470 DATED 9/14/2005. LOT 2 DRIVEWAY CONSTRUCTION RELATIVE TO THIS PERMIT IS CURRENTLY IN PROGRESS.
4. BENCH MARKS:
   #1 SET RAILROAD SPIKE LOT CORNER EL 104.52
   #2 SET HUB NEAR TEST PITS EL 90.04
   #3 FND NAIL OAK EL 113.58
   TOPOGRAPHIC DATUM IS PER PLAN NOTE 2.
5. A PORTION OF LOT 2 LIES WITH A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. BOUNDARY IS ESTIMATED ONLY. REFERENCE FEMA FIRM COMMUNITY PANEL #33015C0245E EFFECTIVE MAY 17, 2005.

N.H.D.E.S. SUBDIVISION APPROVAL PLAN
LAND OF

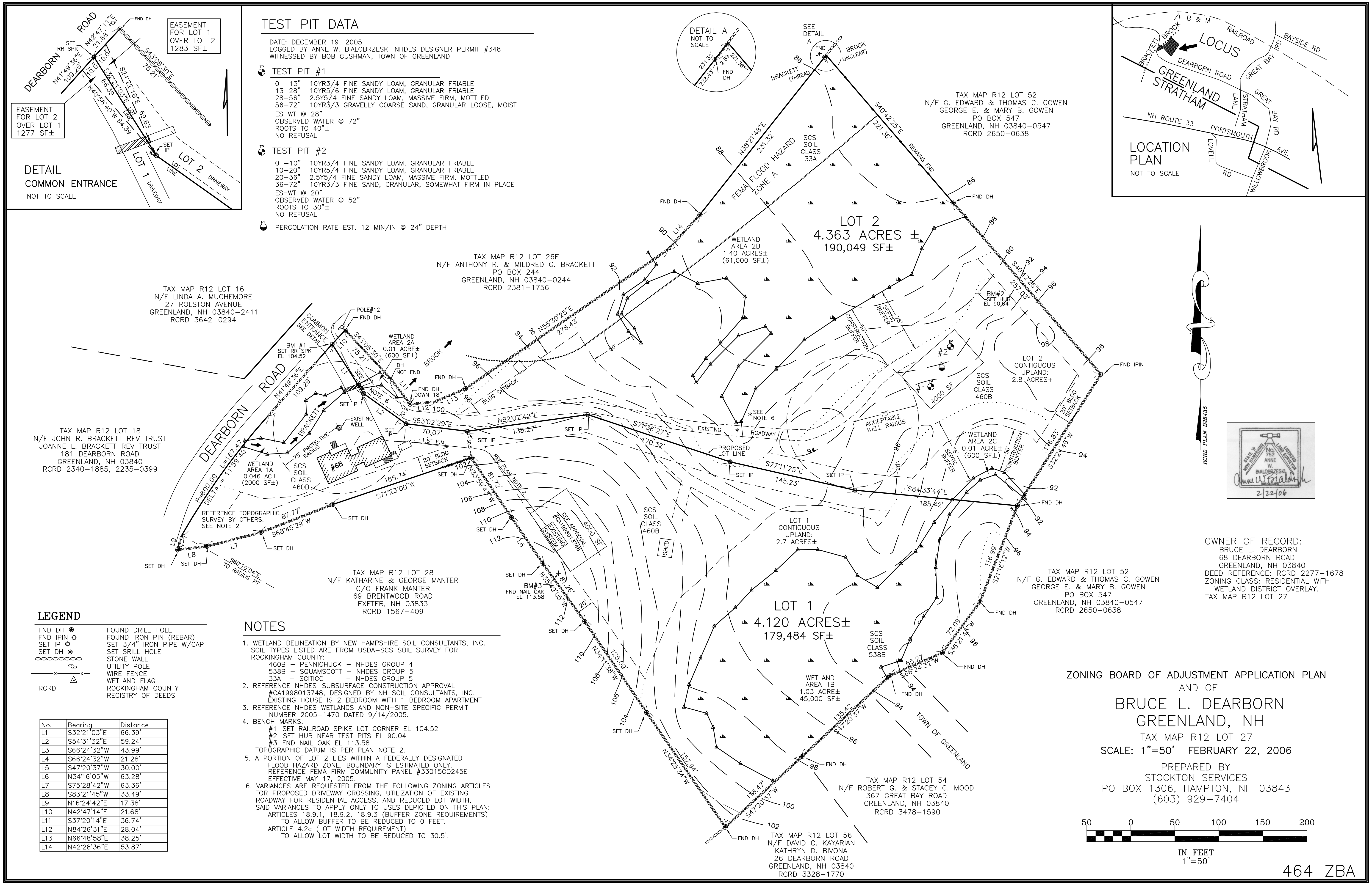
BRUCE L. DEARBORN
GREENLAND, NH

TAX MAP R12 LOT 27
SCALE: 1"=50' DECEMBER 27, 2005

PREPARED BY
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843
(603) 929-7404

50 0 50 100 150 200
IN FEET
1"=50'

464


DETAIL
COMMON ENTRANCE
NOT TO SCALE
EASEMENT FOR LOT 1 OVER LOT 2 1283 SF±
EASEMENT FOR LOT 2 OVER LOT 1 1277 SF±
DEARBORN ROAD
SET RR SPK
FND DH
N41°49'36"E 109.26'
N42°47'11"E 21.68'
S43°08'30"E 75.21'
S32°21'03"E 66.39
S24°22'18"E 69.63
N40°56'40"W 64.39
10.0
LOT LINE
SET IP
LOT 1 DRIVEWAY
LOT 2 DRIVEWAY
DETAIL A
NOT TO SCALE
231.32'
228.43'
2.89
221.36'
FND DH
SEE DETAIL A
BRACKETT (THREAD
BROOK UNCLEAR)
N38°21'48"E 231.32'
S40°42'25"E 221.36'
REMAINS FNC
FEMA FLOOD HAZARD ZONE A
SCS SOIL CLASS 33A
WETLAND AREA 2B 1.40 ACRES± (61,000 SF±)
LOT 2
4.363 ACRES ±
190,049 SF±
TAX MAP R12 LOT 52
N/F G. EDWARD & THOMAS C. GOWEN
GEORGE E. & MARY B. GOWEN
PO BOX 547
GREENLAND, NH 03840-0547
RCRD 2650-0638
TAX MAP R12 LOT 26F
N/F ANTHONY R. & MILDRED G. BRACKETT
PO BOX 244
GREENLAND, NH 03840-0244
RCRD 2381-1756
TAX MAP R12 LOT 16
N/F LINDA A. MUCHEMORE
27 ROLSTON AVENUE
GREENLAND, NH 03840-2411
RCRD 3642-0294
TAX MAP R12 LOT 18
N/F JOHN R. BRACKETT REV TRUST
JOANNE L. BRACKETT REV TRUST
181 DEARBORN ROAD
GREENLAND, NH 03840
RCRD 2340-1885, 2235-0399
COMMON ENTRANCE SEE DETAIL
BM #1 SET RR SPK EL 104.52
POLE#12
WETLAND AREA 2A 0.01 ACRE± (600 SF±)
DH NOT FND
FND DH DOWN 18"
BROOK
N55°30'25"E 278.43'
BLDG SETBACK
BRACKETT
EXISTING WELL
75' PROTECTIVE RADIUS
#68
WETLAND AREA 1A 0.046 AC± (2000 SF±)
SCS SOIL CLASS 460B
SEE NOTE 6
S83°02'29"E 70.07'
N82°07'42"E 138.27'
1.5" F.M.
20' BLDG SETBACK
165.74'
S71°23'00"W
R=800.00 L=167.47
DELTA = 11°59'40
REFERENCE TOPOGRAPHIC SURVEY BY OTHERS. SEE NOTE 2
87.77'
S68°45'29"W
S60°10'04"E TO RADIUS PT
SET DH
REF PLAN NOTE 2
N33°59'43"W 81.72'
REF APPROVAL #CA1998013748
EXISTING SYSTEM
4000 SF
BM#3 FND NAIL OAK EL 113.58
N35°49'05"W 81.26'
TAX MAP R12 LOT 28
N/F KATHARINE & GEORGE MANTER
C/O FRANK MANTER
69 BRENTWOOD ROAD
EXETER, NH 03833
RCRD 1567-409
EXISTING ROADWAY
S71°36'27"E 170.37'
PROPOSED LOT LINE
SET IP
S77°11'25"E 145.23'
S84°33'44"E 185.42'
50' CONSTRUCTION BUFFER
75' SEPTIC BUFFER
BM#2 SET HUB EL 90.04
S40°42'25"E 257.03'
#2
#1
4000 SF
SCS SOIL CLASS 460B
LOT 2 CONTIGUOUS UPLAND: 2.8 ACRES+
FND IPIN
20' BLDG SETBACK
75' ACCEPTABLE WELL RADIUS
WETLAND AREA 2C 0.01 ACRE± (600 SF±)
S32°24'46"W 116.83'
SHED
LOT 1 CONTIGUOUS UPLAND: 2.7 ACRES±
LOT 1
4.120 ACRES±
179,484 SF±
SCS SOIL CLASS 538B
WETLAND AREA 1B 1.03 ACRE± 45,000 SF±
S21°16'12"W 116.99'
S36°21'43"W 72.09'
S66°24'32"W 65.27
S47°20'37"W 135.42
S47°20'37"W 118.47'
N34°11'38"W 125.09'
N34°28'34"W 157.94'
TOWN OF GREENLAND
TAX MAP R12 LOT 54
N/F ROBERT G. & STACEY C. MOOD
367 GREAT BAY ROAD
GREENLAND, NH 03840
RCRD 3478-1590
TAX MAP R12 LOT 56
N/F DAVID C. KAYARIAN
KATHRYN D. BIVONA
26 DEARBORN ROAD
GREENLAND, NH 03840
RCRD 3328-1770
RCRD PLAN D25435
LOCATION PLAN
NOT TO SCALE
LOCUS
F B & M RAILROAD
BRACKETT BROOK
DEARBORN ROAD
GREENLAND
STRATHAM
GREAT BAY RD
BAYSIDE RD
LANE
STRATHAM
NH ROUTE 33
PORTSMOUTH AVE.
LOVELL RD
WILLOWBROOK

TEST PIT DATA

DATE: DECEMBER 19, 2005
LOGGED BY ANNE W. BIALOBRZESKI NHDES DESIGNER PERMIT #348
WITNESSED BY BOB CUSHMAN, TOWN OF GREENLAND

TEST PIT #1

0 –13"	10YR3/4 FINE SANDY LOAM, GRANULAR FRIABLE
13–28"	10YR5/6 FINE SANDY LOAM, GRANULAR FRIABLE
28–56"	2.5Y5/4 FINE SANDY LOAM, MASSIVE FIRM, MOTTLED
56–72"	10YR3/3 GRAVELLY COARSE SAND, GRANULAR LOOSE, MOIST

ESHWT @ 28"
OBSERVED WATER @ 72"
ROOTS TO 40"±
NO REFUSAL

TEST PIT #2

0 –10"	10YR3/4 FINE SANDY LOAM, GRANULAR FRIABLE
10–20"	10YR5/4 FINE SANDY LOAM, GRANULAR FRIABLE
20–36"	2.5Y5/4 FINE SANDY LOAM, MASSIVE FIRM, MOTTLED
36–72"	10YR3/3 FINE SAND, GRANULAR, SOMEWHAT FIRM IN PLACE

ESHWT @ 20"
OBSERVED WATER @ 52"
ROOTS TO 30"±
NO REFUSAL

PT PERCOLATION RATE EST. 12 MIN/IN @ 24" DEPTH

LEGEND

FND DH ◉	FOUND DRILL HOLE
FND IPIN ◎	FOUND IRON PIN (REBAR)
SET IP ○	SET 3/4" IRON PIPE W/CAP
SET DH ◉	SET SRILL HOLE
∞∞∞∞	STONE WALL
	UTILITY POLE
—x—x—	WIRE FENCE
△	WETLAND FLAG
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS

No.	Bearing	Distance
L1	S32°21'03"E	66.39'
L2	S54°31'32"E	59.24'
L3	S66°24'32"W	43.99'
L4	S66°24'32"W	21.28'
L5	S47°20'37"W	30.00'
L6	N34°16'05"W	63.28'
L7	S75°28'42"W	63.36'
L8	S83°21'45"W	33.49'
L9	N16°24'42"E	17.38'
L10	N42°47'14"E	21.68'
L11	S37°20'14"E	36.74'
L12	N84°26'31"E	28.04'
L13	N66°48'58"E	38.25'
L14	N42°28'36"E	53.87'

NOTES

1. WETLAND DELINEATION BY NEW HAMPSHIRE SOIL CONSULTANTS, INC. SOIL TYPES LISTED ARE FROM USDA-SCS SOIL SURVEY FOR ROCKINGHAM COUNTY:
   - 460B – PENNICHUCK – NHDES GROUP 4
   - 538B – SQUAMSCOTT – NHDES GROUP 5
   - 33A – SCITICO – NHDES GROUP 5
2. REFERENCE NHDES-SUBSURFACE CONSTRUCTION APPROVAL #CA1998013748, DESIGNED BY NH SOIL CONSULTANTS, INC. EXISTING HOUSE IS 2 BEDROOM WITH 1 BEDROOM APARTMENT
3. REFERENCE NHDES WETLANDS AND NON-SITE SPECIFIC PERMIT NUMBER 2005-1470 DATED 9/14/2005.
4. BENCH MARKS:
   - #1 SET RAILROAD SPIKE LOT CORNER EL 104.52
   - #2 SET HUB NEAR TEST PITS EL 90.04
   - #3 FND NAIL OAK EL 113.58

   TOPOGRAPHIC DATUM IS PER PLAN NOTE 2.
5. A PORTION OF LOT 2 LIES WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. BOUNDARY IS ESTIMATED ONLY. REFERENCE FEMA FIRM COMMUNITY PANEL #33015C0245E EFFECTIVE MAY 17, 2005.
6. VARIANCES ARE REQUESTED FROM THE FOLLOWING ZONING ARTICLES FOR PROPOSED DRIVEWAY CROSSING, UTILIZATION OF EXISTING ROADWAY FOR RESIDENTIAL ACCESS, AND REDUCED LOT WIDTH, SAID VARIANCES TO APPLY ONLY TO USES DEPICTED ON THIS PLAN:
   - ARTICLES 18.9.1, 18.9.2, 18.9.3 (BUFFER ZONE REQUIREMENTS) TO ALLOW BUFFER TO BE REDUCED TO 0 FEET.
   - ARTICLE 4.2c (LOT WIDTH REQUIREMENT) TO ALLOW LOT WIDTH TO BE REDUCED TO 30.5'.

2/22/06

OWNER OF RECORD:
BRUCE L. DEARBORN
68 DEARBORN ROAD
GREENLAND, NH 03840
DEED REFERENCE: RCRD 2277-1678
ZONING CLASS: RESIDENTIAL WITH WETLAND DISTRICT OVERLAY.
TAX MAP R12 LOT 27

ZONING BOARD OF ADJUSTMENT APPLICATION PLAN
LAND OF
BRUCE L. DEARBORN
GREENLAND, NH
TAX MAP R12 LOT 27
SCALE: 1"=50' FEBRUARY 22, 2006

PREPARED BY
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843
(603) 929-7404

50 0 50 100 150 200
IN FEET
1"=50'

464 ZBA